

HR GREEN - Xref: Vicinity-Map; EPC_CD_Approval; EPC_CD_Owner_Approval; EPC_CD_Dwgs(C\Filing_No_5)GEC(GEC-Cover); Abbreviations; xc--row-030,250; Legend; EPC_CD_Owner_Approval; EPC_CD_Dwgs(C\Filing_No_5)GEC(GEC-Cover); Legend; xc--row-030,250; Job Date; Job Number; CAD Date; CAD File; BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

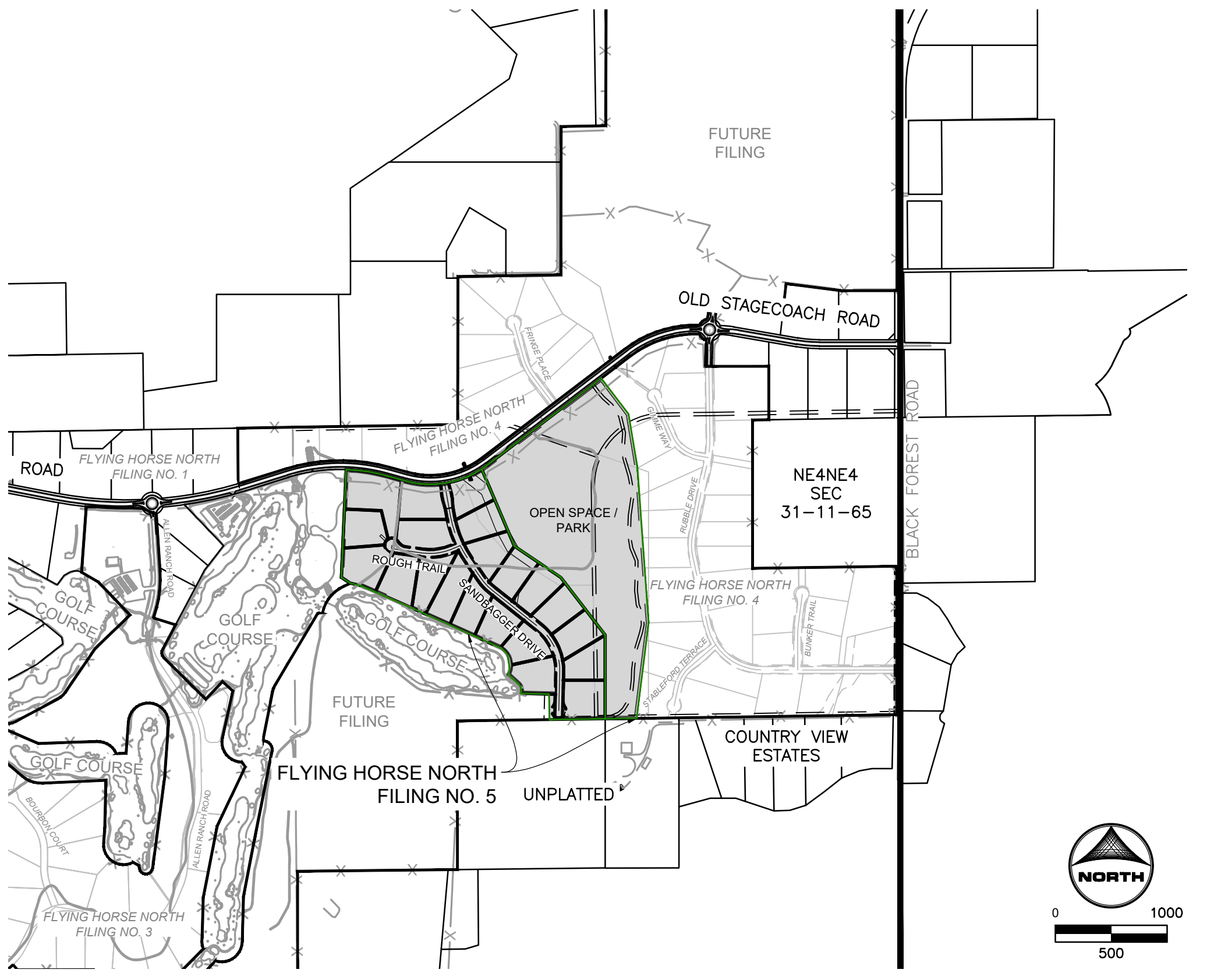
GRADING AND EROSION CONTROL NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OF CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND THE EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OF FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OF WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE. EROSION BLANKET OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THIS SITE. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
16. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP PROPERLY AND PROPERLY DISPOSED OF IMMEDIATELY.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION, DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF THE SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN AN EAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABEL.
19. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S) SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY PROTECTION TO CONTAIN AL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
22. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS RULES OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. THE SOILS REPORT FOR THE SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED OCTOBER 2, 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
26. AT LEAST (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERR CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

FLYING HORSE NORTH FILING NO. 5 GRADING AND EROSION CONTROL PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX

- 1 - COVER
2 - LEGEND
3 - 5 INITIAL & INTERIM GEC
6 - 8 FINAL GEC
9 - 10 DETAILS
11 - CHANNEL SECTIONS

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
4. N52°41'25"E A DISTANCE OF 1,280.10 FEET;

THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N86°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES, MORE OR LESS.

EL PASO COUNTY
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.
JOSHUA PALMER P.E. DATE
COUNTY ENGINEER

ENGINEER'S STATEMENT
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.
RICHARD D. LYON, COLORADO P.E. NO. 53921 DATE

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.
DREW BALSICK, PRI #2 LLC. DATE
VICE PRESIDENT

Table with 2 columns: Field (DRAWN BY, APPROVED, CAD DATE, CAD FILE) and Value (CMD, 11/19/2024, RDL, J:2021\211030\CAD\DWG\C\Filing_No_5\GEC\GEC-Cover). Includes a scale bar and note: 'BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.'

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION. Contains one row with revision details.

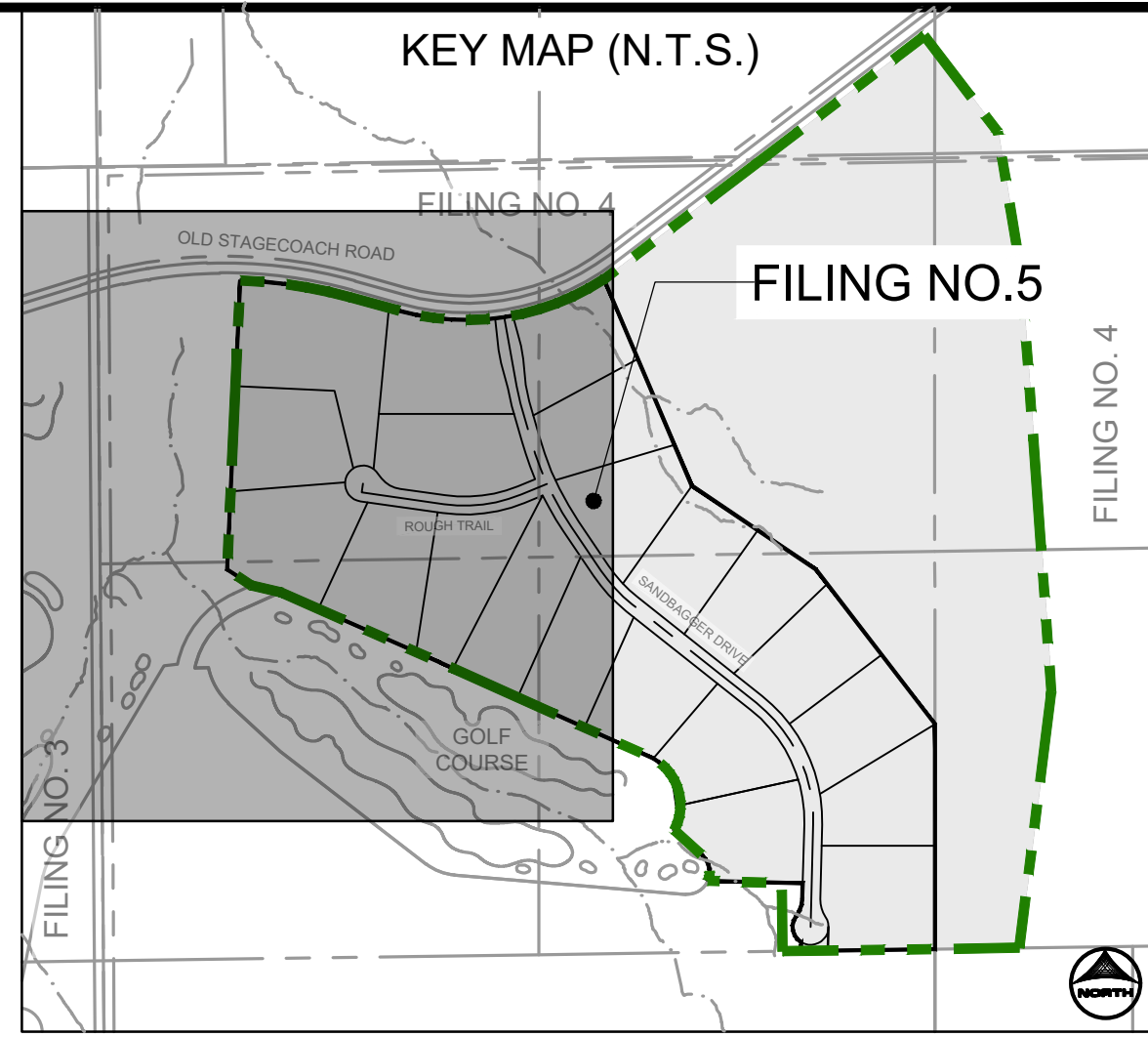
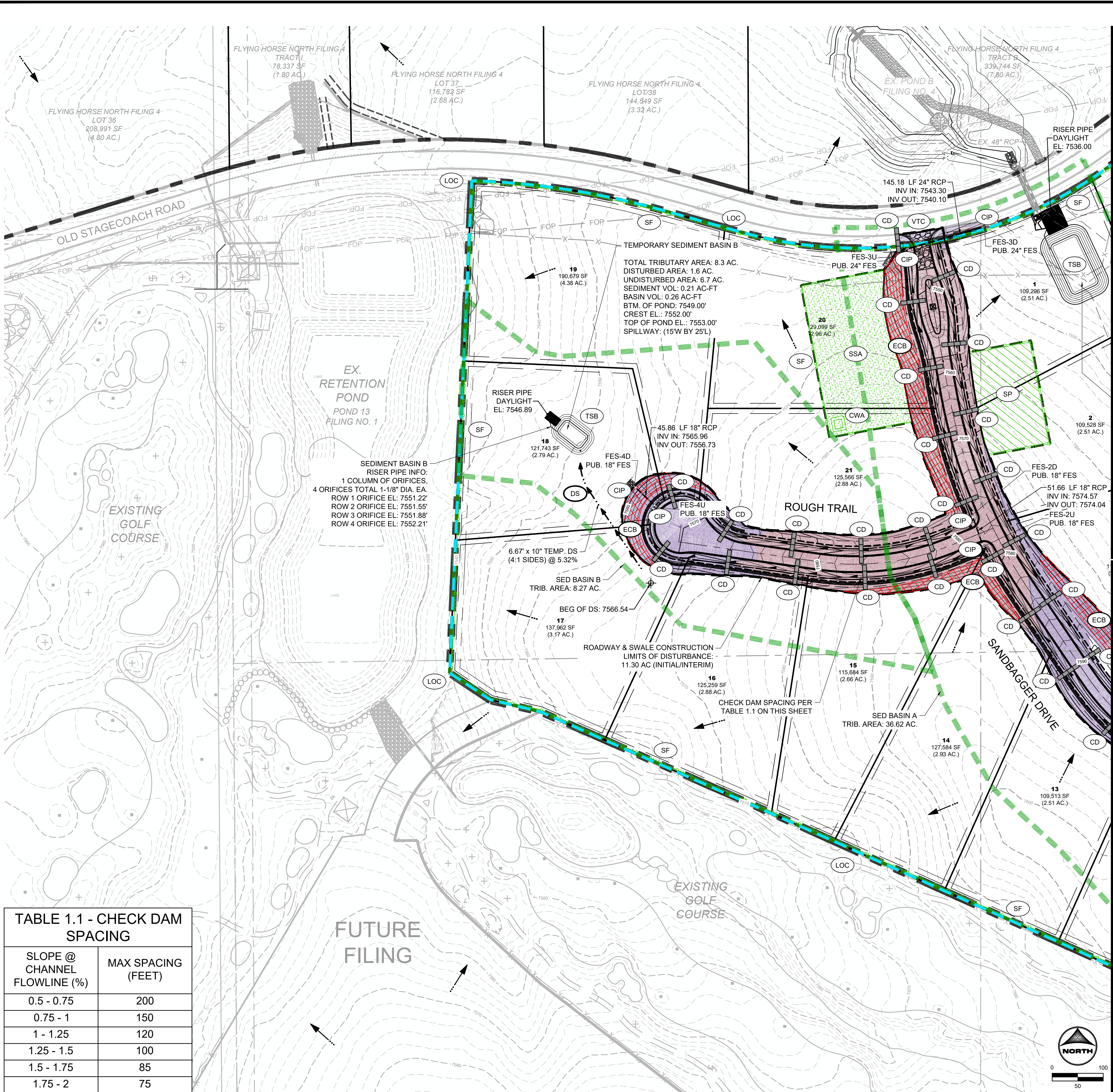
HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS, 1975 RESEARCH PARKWAY SUITE 160, COLORADO SPRINGS, CO 80920, PHONE: 719.300.4140, FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
COVER
SHEET CV 1
PCD FILE NO.: SF2427

DOMBROWSKI, COLIN, 11/19/2024, 2:16 PM

HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044



GEC LEGEND:		PHASE:	
[Symbol]	SILT FENCE	[Symbol]	INITIAL/INTERIM
[Symbol]	STABILIZED STAGING AREA	[Symbol]	INITIAL/INTERIM
[Symbol]	STOCKPILE MANAGEMENT	[Symbol]	INITIAL/INTERIM
[Symbol]	CULVERT INLET PROTECTION	[Symbol]	INTERIM
[Symbol]	VEHICLE TRACKING CONTROL	[Symbol]	INITIAL
[Symbol]	DRAINAGE SWALE	[Symbol]	INTERIM
[Symbol]	LIMITS OF CONSTRUCTION	[Symbol]	INITIAL/INTERIM/FINAL
[Symbol]	LIMITS OF DISTURBANCE	[Symbol]	INITIAL/INTERIM/FINAL
[Symbol]	CUT CONDITION	[Symbol]	
[Symbol]	FILL CONDITION	[Symbol]	
[Symbol]	FLOW DIRECTION	[Symbol]	
[Symbol]	EROSION CONTROL BLANKET	[Symbol]	INTERIM/FINAL
[Symbol]	CHECK DAM (STRAW BALE)	[Symbol]	INTERIM
[Symbol]	CONCRETE WASH OUT	[Symbol]	INITIAL
[Symbol]	TEMPORARY SEDIMENT BASIN	[Symbol]	INITIAL
[Symbol]	TSB TRIBUTARY AREA DELINEATION	[Symbol]	INITIAL

- GRADING & EROSION CONTROL PLAN NOTES:**
- SEE SHEET 9-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
 - ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
 - AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
 - ALL GREATER THAN 4:1 SLOPES MUST RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
 - STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
 - NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
 - THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES AN ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
 - THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
 - ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
 - THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
 - ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
 - ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

BASE SURFACE: EXISTING-FULL	COMPARISON SURFACE: FILING-5-FG
CUT FACTOR: 1.00	FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 31169.42 CUBIC YARDS	FILL VOLUME(ADJUSTED): 31079.42 CUBIC YARDS
NET VOLUME(ADJUSTED): 90.00(CUT) CUBIC YARDS	
CUT FACTOR: 1.00	FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 31169.42 CUBIC YARDS	FILL VOLUME(UNADJUSTED): 27025.58 CUBIC YARDS
NET VOLUME(UNADJUSTED): 4143.84(CUT) CUBIC YARDS	

LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 115.57 AC
 LOD - LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 11.99 AC

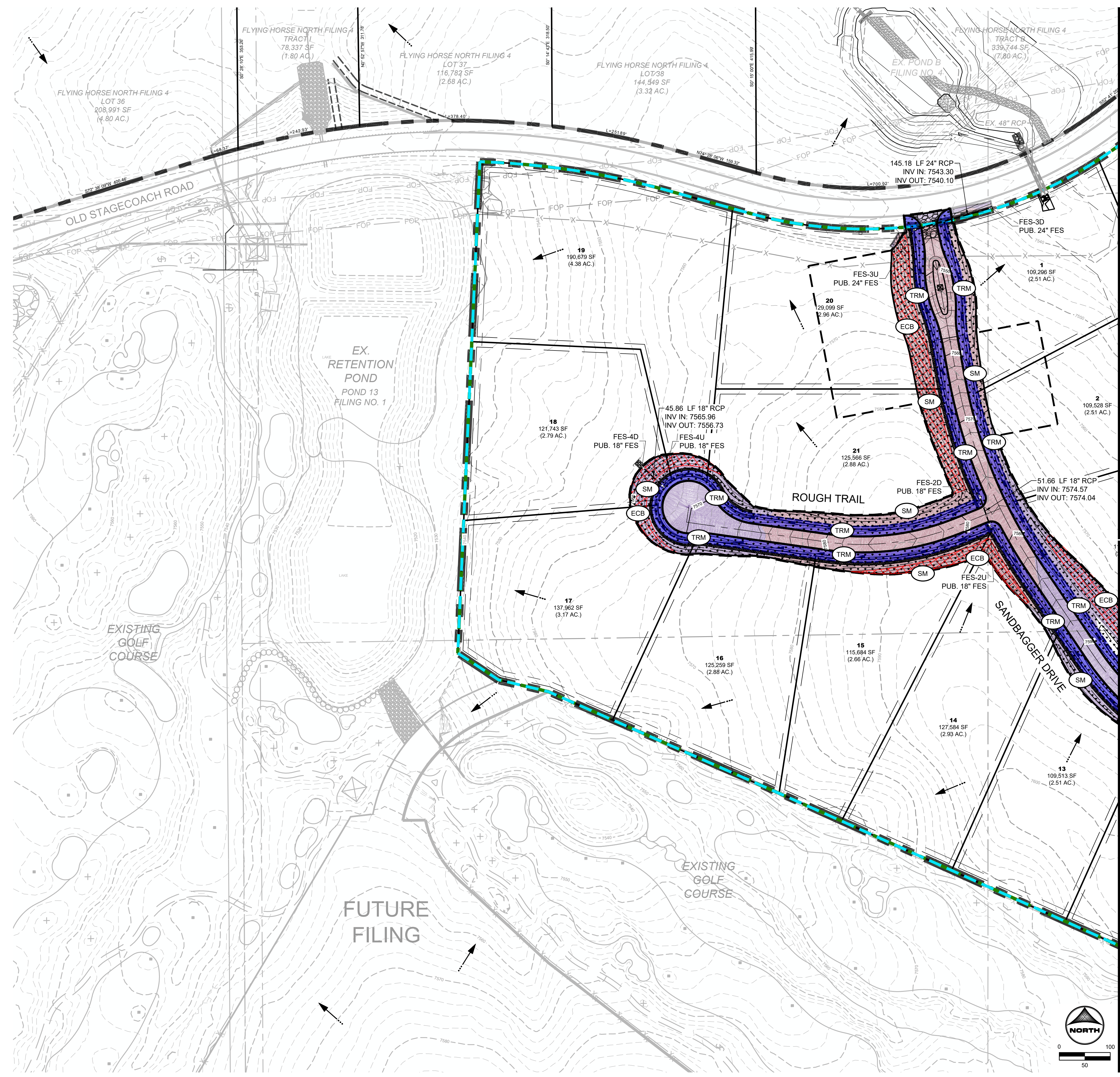
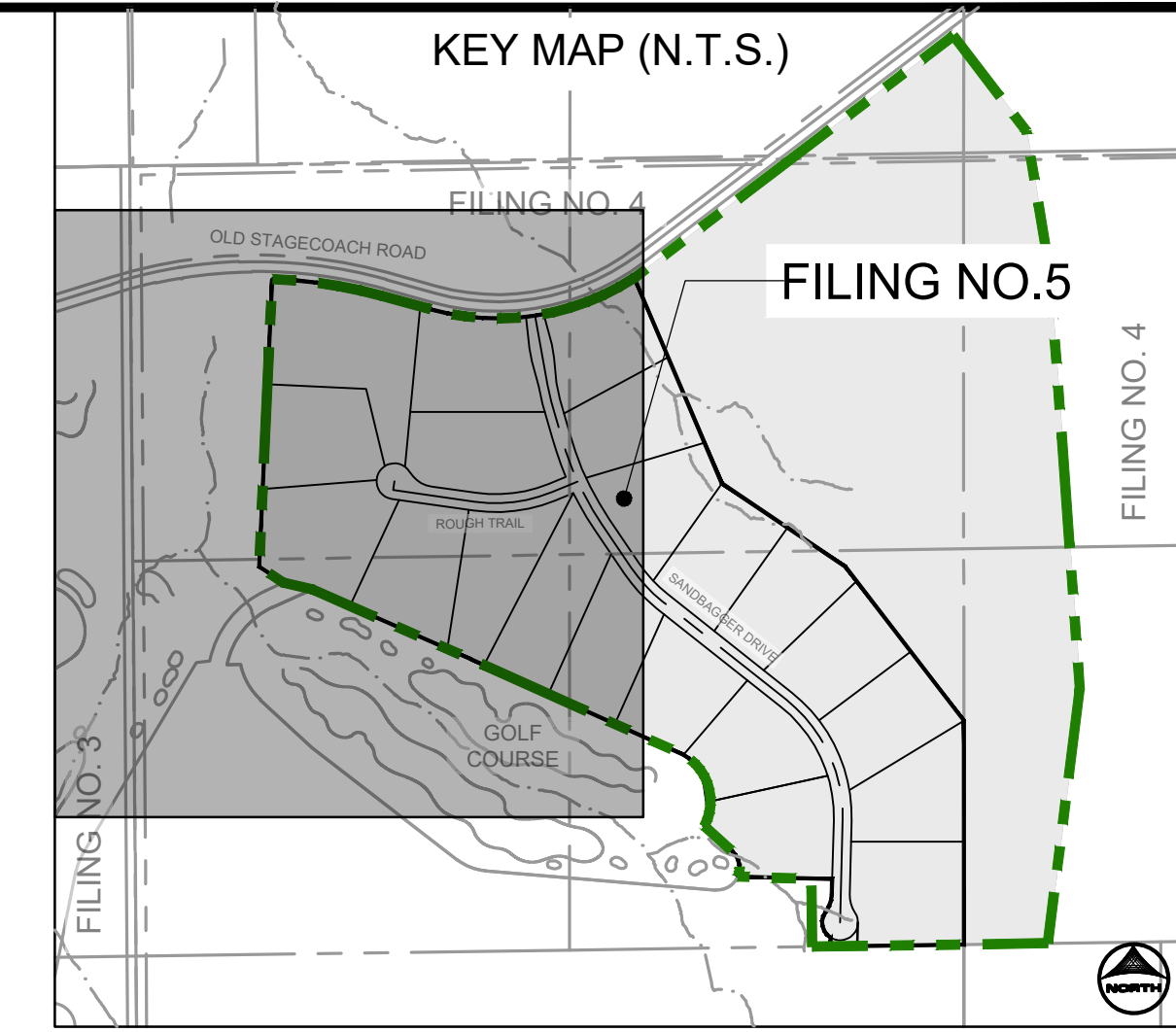
TABLE 1.1 - CHECK DAM SPACING

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FEET)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC.
 EL PASO COUNTY, CO



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

GEC LEGEND:

	TRM	TURF REINFORCED MAT	PHASE:
	SM	SEEDING & MULCHING	FINAL
	LOD	LIMITS OF CONSTRUCTION/DISTURBANCE	FINAL
		FLOW DIRECTION	
	ECB	EROSION CONTROL BLANKET	INTERIM/FINAL

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 - THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
 - THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
 - ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
 - THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
 - ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
 - ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

VOLUME:
 BASE SURFACE: EXISTING-FULL COMPARISON SURFACE: FILING-5-FG

CUT FACTOR: 1.00
 FILL FACTOR: 1.15
 CUT VOLUME(ADJUSTED): 31169.42 CUBIC YARDS
 FILL VOLUME(ADJUSTED): 31079.42 CUBIC YARDS
 NET VOLUME(ADJUSTED): 90.00(CUT) CUBIC YARDS

CUT FACTOR: 1.00
 FILL FACTOR: 1.00
 CUT VOLUME(UNADJUSTED): 31169.42 CUBIC YARDS
 FILL VOLUME(UNADJUSTED): 27025.58 CUBIC YARDS
 NET VOLUME(UNADJUSTED): 4143.84(CUT) CUBIC YARDS

LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 115.57 AC
 LOD - LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 11.99 AC

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APPROVED: RDL	JOB NUMBER: 211030	0" = 1'
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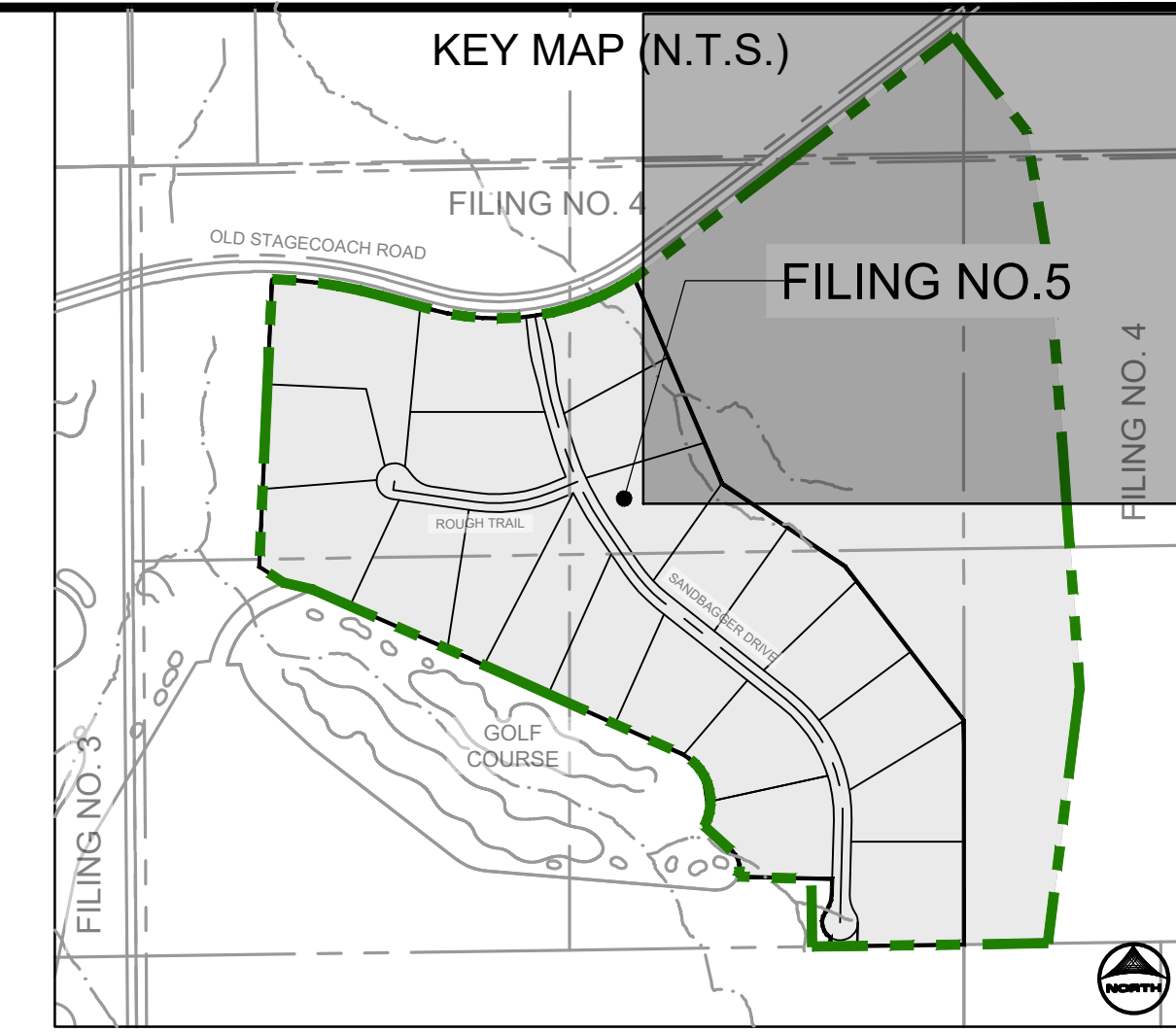
NO.	DATE	BY	REVISION DESCRIPTION

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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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 PRI #2, LLC.
 EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
 FINAL GEC

SHEET
GEC
 6



GEC LEGEND:

	(TRM) TURF REINFORCED MAT	PHASE:	FINAL
	(SM) SEEDING & MULCHING	PHASE:	FINAL
	(LOD) LIMITS OF CONSTRUCTION/DISTURBANCE		
	FLOW DIRECTION		
	(ECB) EROSION CONTROL BLANKET	PHASE:	INTERIM/FINAL

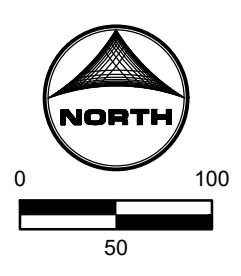
- GRADING & EROSION CONTROL PLAN NOTES:**
- SEE SHEET 9-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
 - ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
 - AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
 - ALL GREATER THAN 4:1 SLOPES MUST RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
 - STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
 - NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
 - THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
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 - ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

BASE SURFACE: EXISTING-FULL	VOLUME:	COMPARISON SURFACE: FILING-5-FG
CUT FACTOR: 1.00	FILL FACTOR: 1.15	
CUT VOLUME(ADJUSTED): 31169.42 CUBIC YARDS	FILL VOLUME(ADJUSTED): 31079.42 CUBIC YARDS	NET VOLUME(ADJUSTED): 90.00(CUT) CUBIC YARDS
CUT FACTOR: 1.00	FILL FACTOR: 1.00	
CUT VOLUME(UNADJUSTED): 31169.42 CUBIC YARDS	FILL VOLUME(UNADJUSTED): 27025.58 CUBIC YARDS	NET VOLUME(UNADJUSTED): 4143.84(CUT) CUBIC YARDS
LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 115.57 AC		
LOD - LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 11.99 AC		

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8



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NO.	DATE	BY	REVISION DESCRIPTION

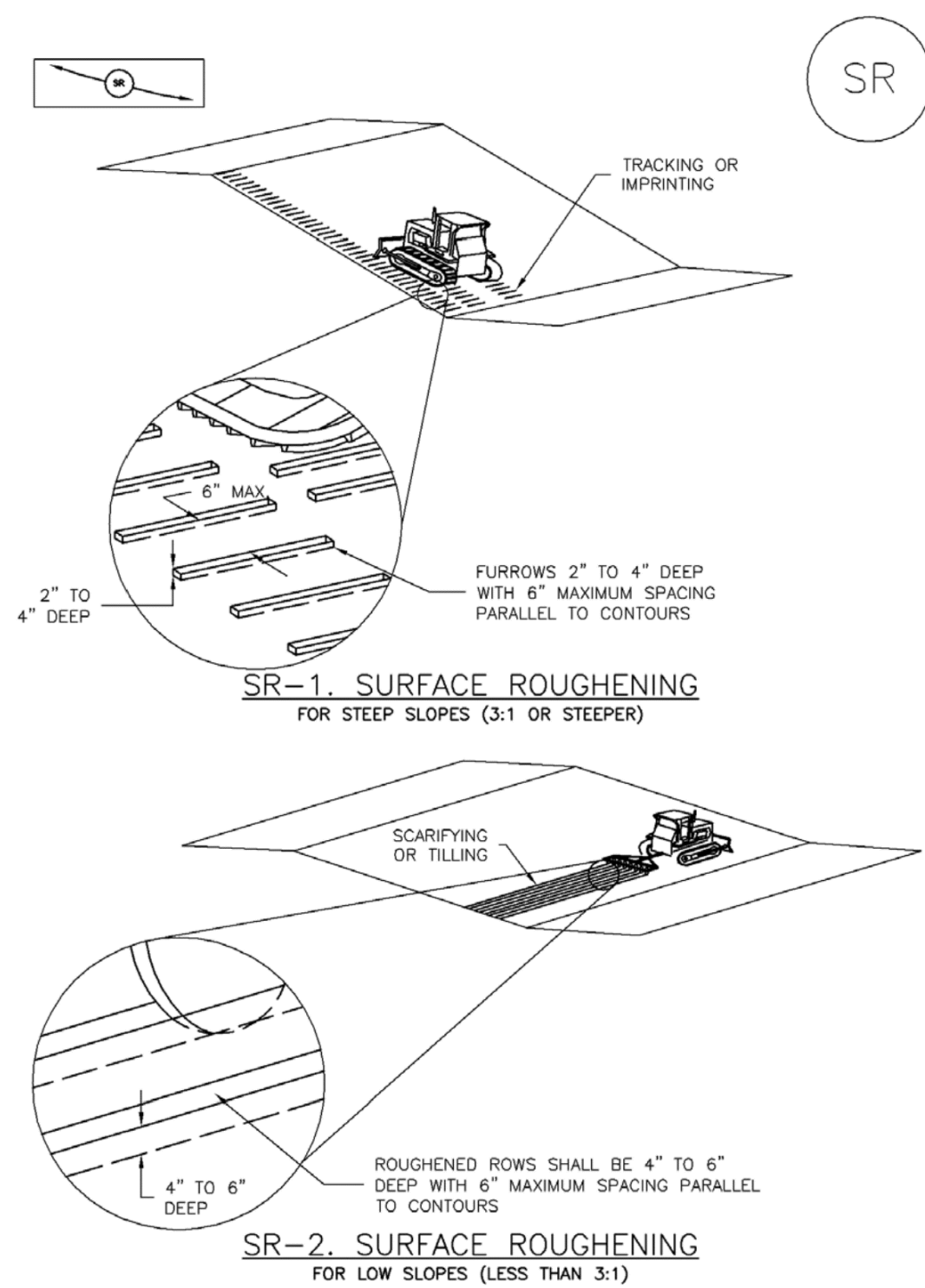
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Surface Roughening (SR) EC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

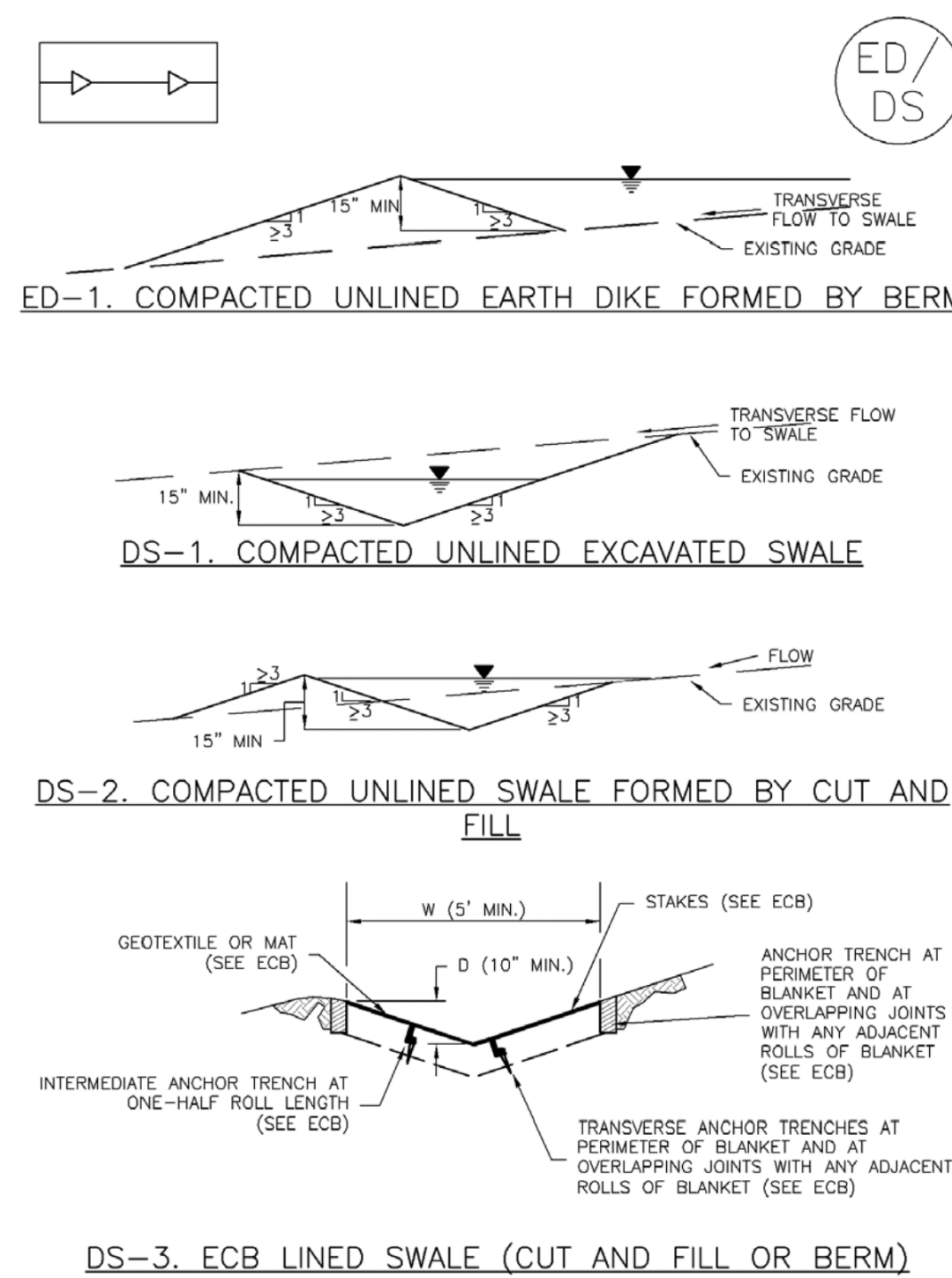
Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Table with 2 columns: Functions and Mulch. Rows include Erosion Control (Yes), Sediment Control (Moderate), and Site/Material Management (No).

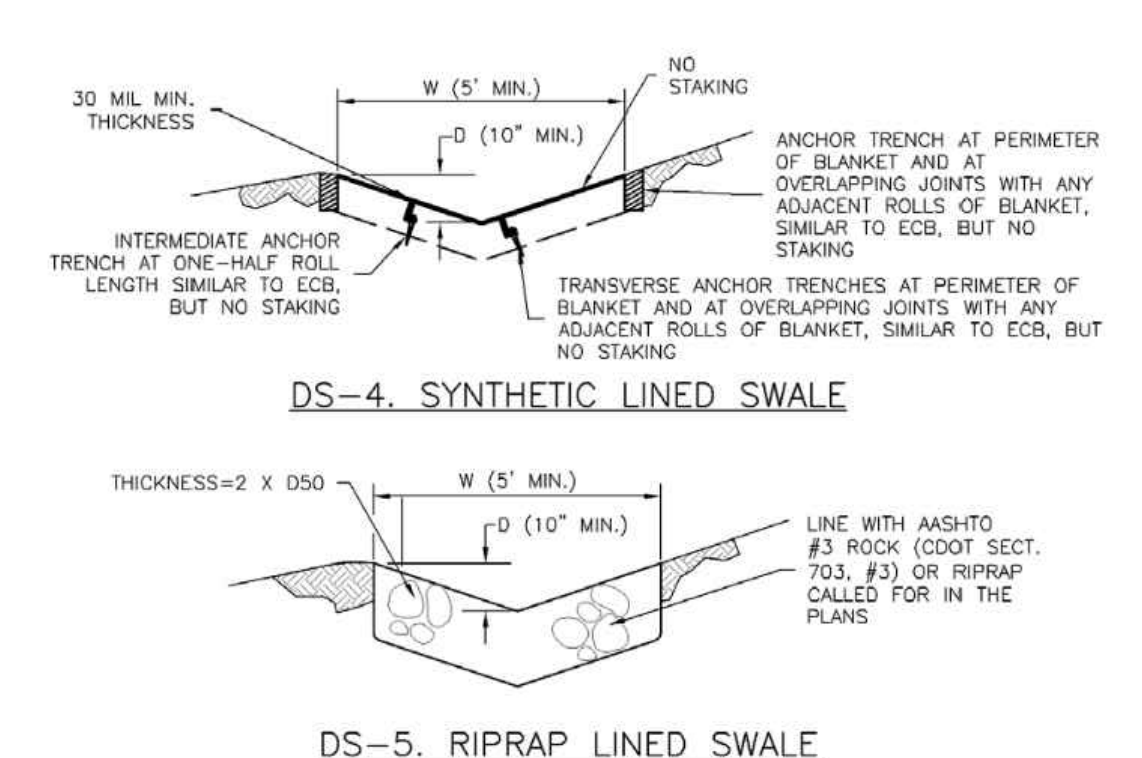
June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MU-1

Earth Dikes and Drainage Swales (ED/DS) EC-10



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

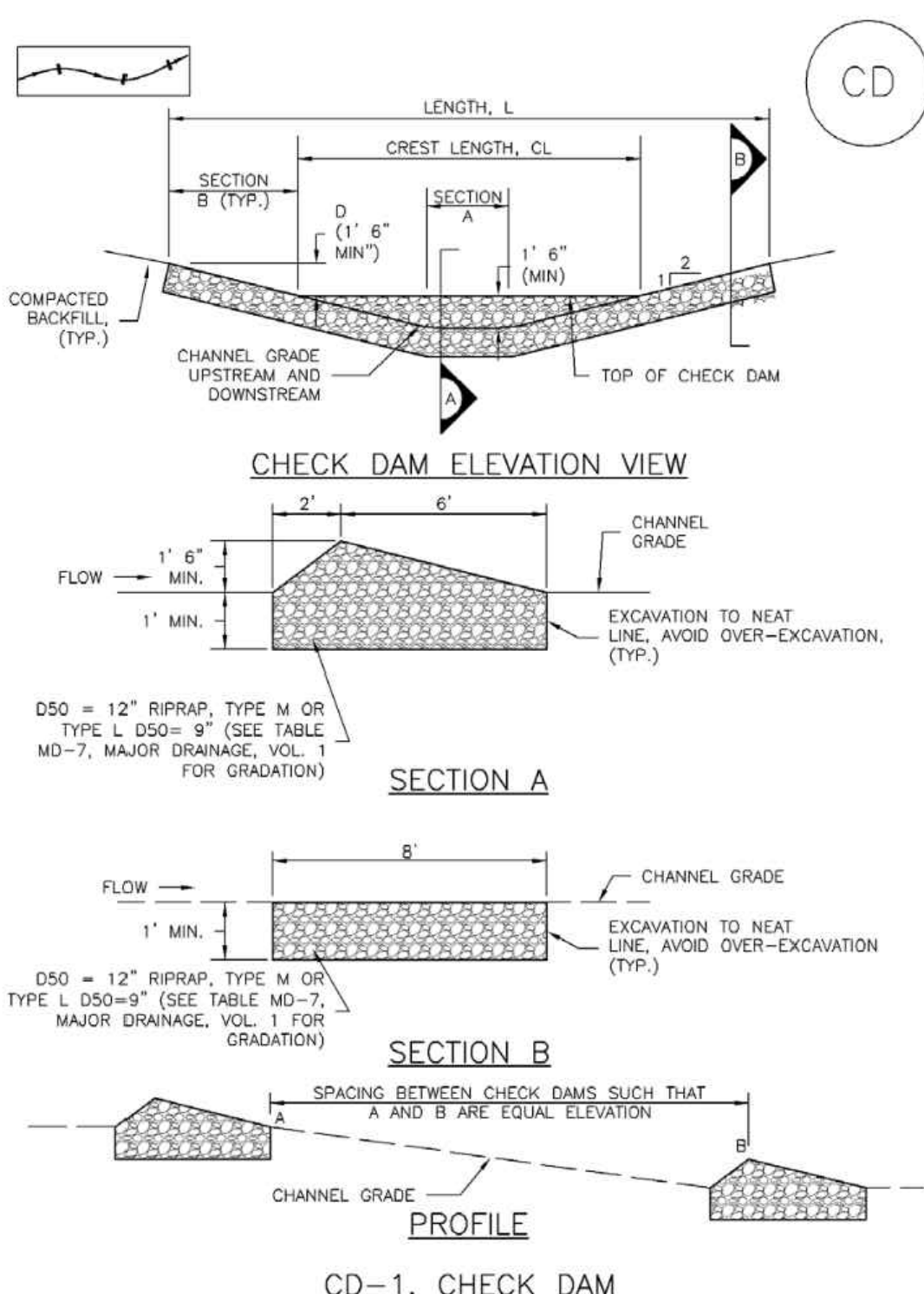
EC-10 Earth Dikes and Drainage Swales (ED/DS)



- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES: 1. SEE SITE PLAN FOR: LOCATION OF DIVERSION SWALE, TYPE OF SWALE, LENGTH OF EACH SWALE, DEPTH, D, AND WIDTH, W DIMENSIONS, etc.

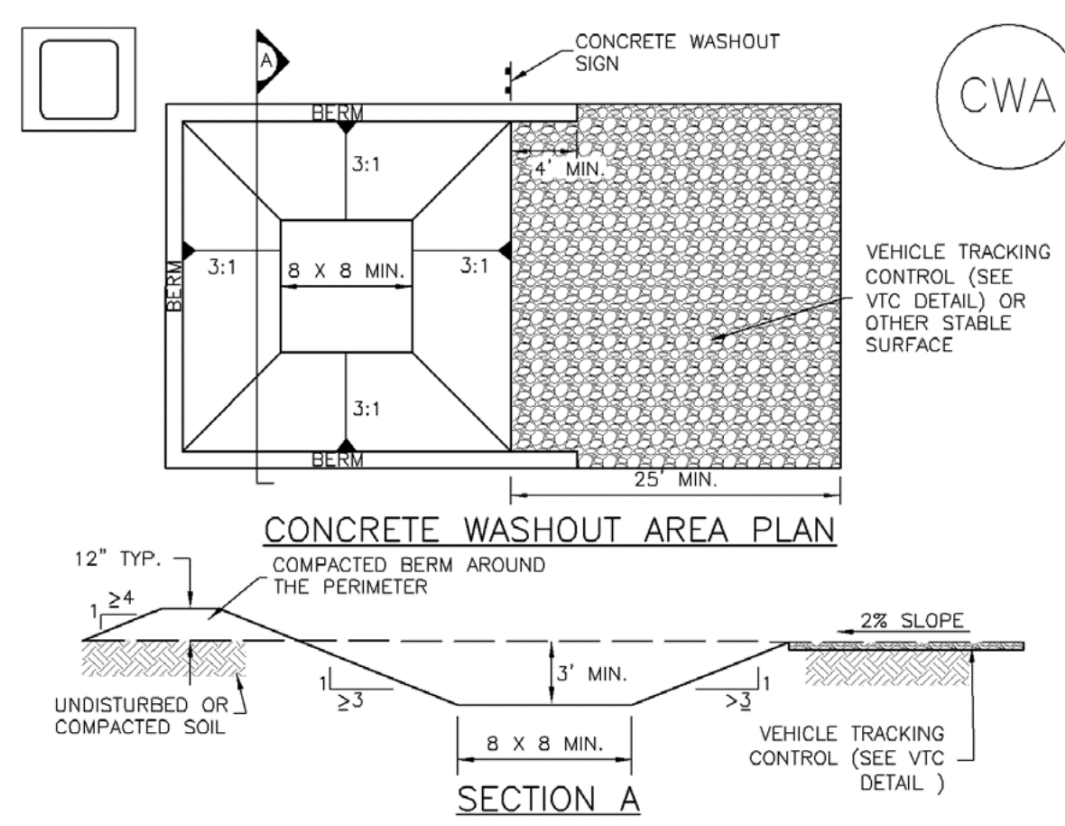
ED/DS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Check Dams (CD) EC-12



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-3

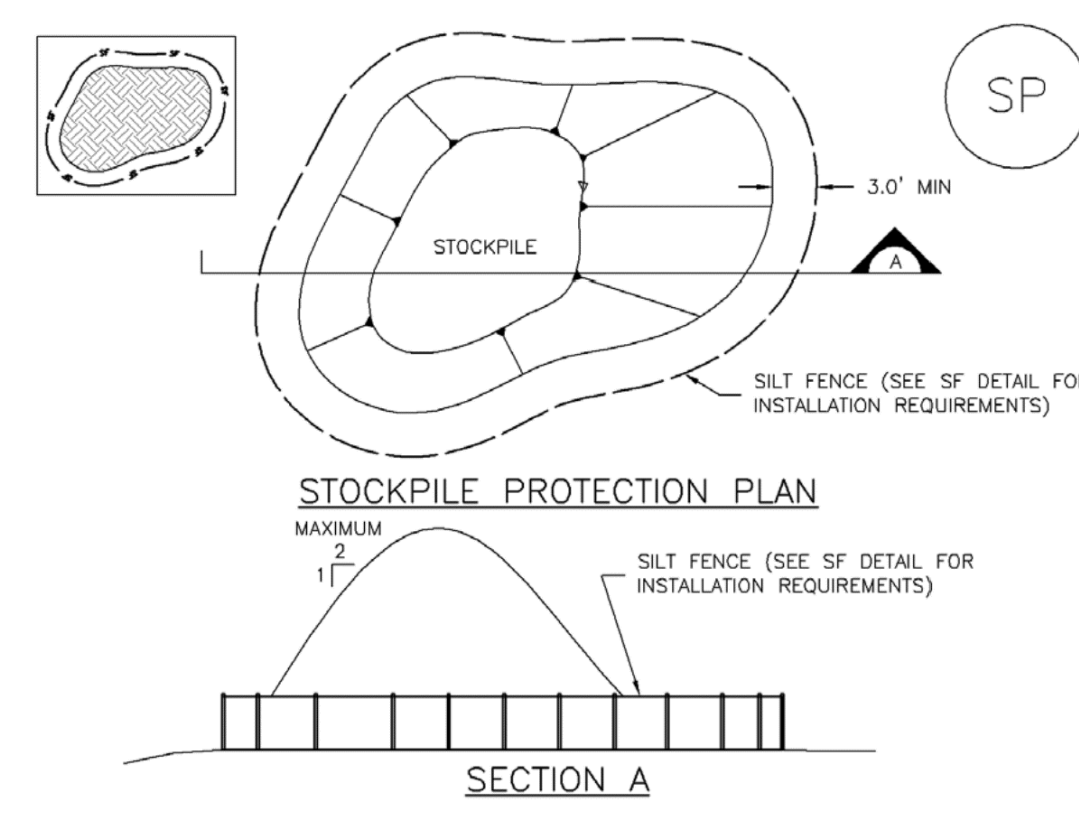
Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA CWA INSTALLATION NOTES: 1. SEE PLAN VIEW FOR: LOCATION OF STOCKPILES, -CWA INSTALLATION LOCATION, etc.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Stockpile Management (SP) MM-2



- SP-1. STOCKPILE PROTECTION STOCKPILE PROTECTION INSTALLATION NOTES: 1. SEE PLAN VIEW FOR: LOCATION OF STOCKPILES, -TYPE OF STOCKPILE PROTECTION, etc.

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Table with 5 columns: SPECIES (COMMON NAME), GROWTH SEASON, SEEDING DATE, POUNDS OF PURE LIVE SEED (PLS) (PLS/ACRE), PLANTING DEPTH (INCHES). Lists 11 grass species with their respective seeding and planting details.

THIS TABLE WAS TAKEN FROM UDFCD FOR RECOMMENDED ANNUAL GRASSES FOR THE DENVER METROPOLITAN AREA. THIS TABLE MAY BE USED UNLESS A SITE-SPECIFIC SEED MIX IS REQUESTED AND APPROVED.

TABLE TS-1

TEMPORARY SEEDING NOTES

- INSTALLATION REQUIREMENTS: 1. DISTURBED AREAS ARE TO BE SEEDDED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS. 2. IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME. etc.

City of Colorado Springs Stormwater Quality Figure TS-1 Temporary Seeding Construction Detail and Maintenance Requirements

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Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION. Includes revision 1 for 'BAR IS ONE INCH ON OFFICIAL DRAWINGS'.

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Good Housekeeping Practices (GH) MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes.

- Provide for waste management.
Establish proper building material staging areas.
Designate paint and concrete washout areas.
Establish proper equipment/vehicle fueling and maintenance practices.
Control equipment/vehicle washing and allowable non-stormwater discharges.
Develop a spill prevention and response plan.



Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in Developing Your Stormwater Pollution Prevention Plan (EPA 2007).

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- Provide for Waste Management. Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site.

Solid or Construction Waste

- Designate trash and bulk waste-collection areas on-site.

Table with 2 columns: Functions, Good Housekeeping. Rows include Erosion Control, Sediment Control, and Site/Material Management.

November 2010 Urban Drainage and Flood Control District GH-1
Urban Storm Drainage Criteria Manual Volume 3

MM-3 Good Housekeeping Practices (GH)

- Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
Segregate and provide proper disposal options for hazardous material wastes.
Clean up litter and debris from the construction site daily.
Locate waste-collection areas away from streets, gutters, watercourses, and storm drains.

Sanitary and Septic Waste

- Provide convenient, well-maintained, and properly located toilet facilities on-site.
Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
Maintain clean restroom facilities and empty portable toilets regularly.
Where possible, provide secondary containment pans under portable toilets.
Provide tie-downs or stake-downs for portable toilets.
Educate employees, subcontractors, and suppliers on locations of facilities.
Treat or dispose of sanitary and septic waste in accordance with state or local regulations.
Inspect facilities for leaks. If found, repair or replace immediately.
Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

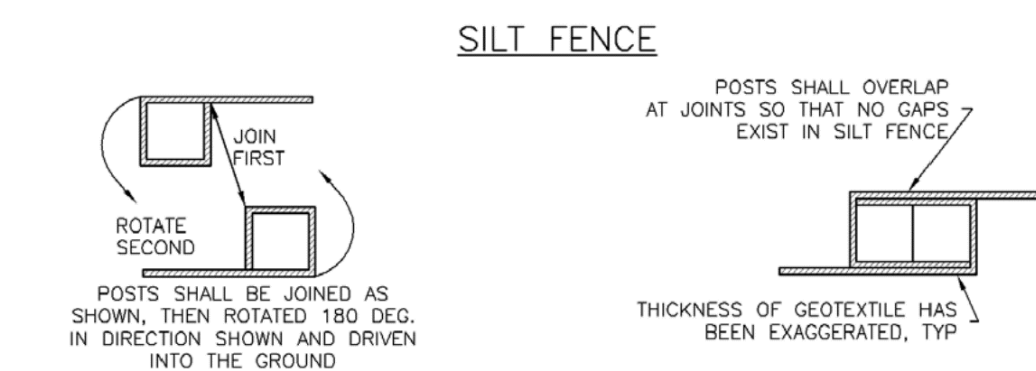
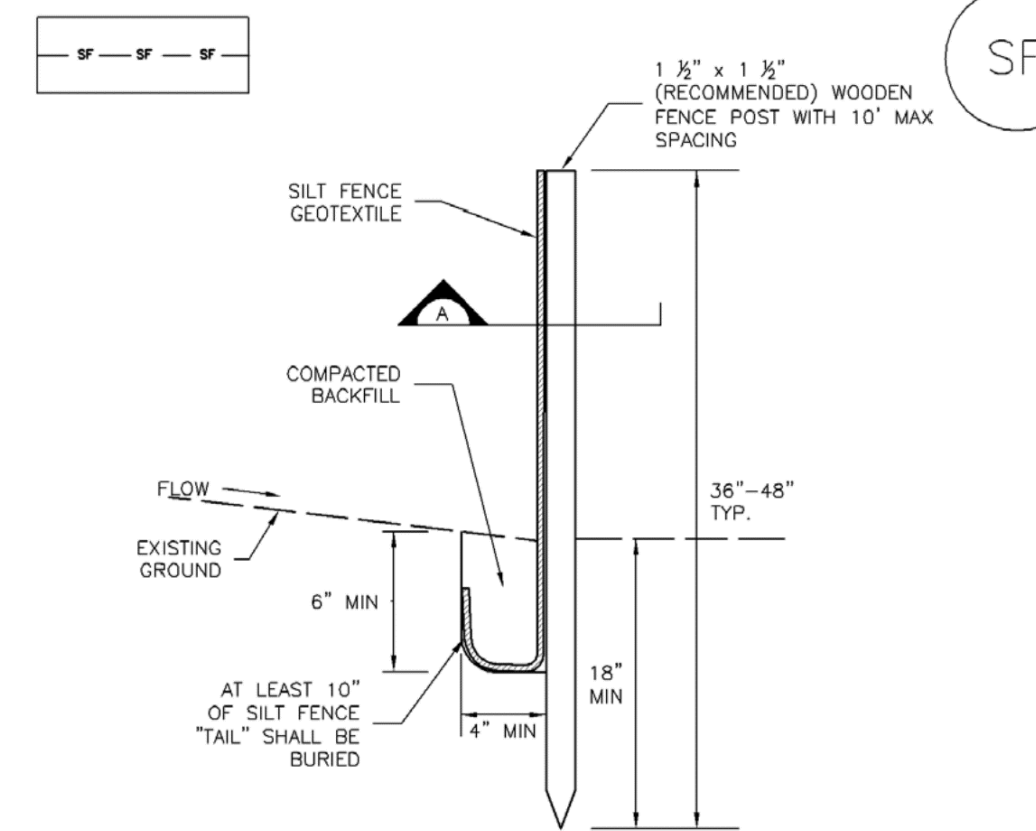
- Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
Designate hazardous waste-collection areas on-site.
Place all hazardous and toxic material wastes in secondary containment.



Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WVE.

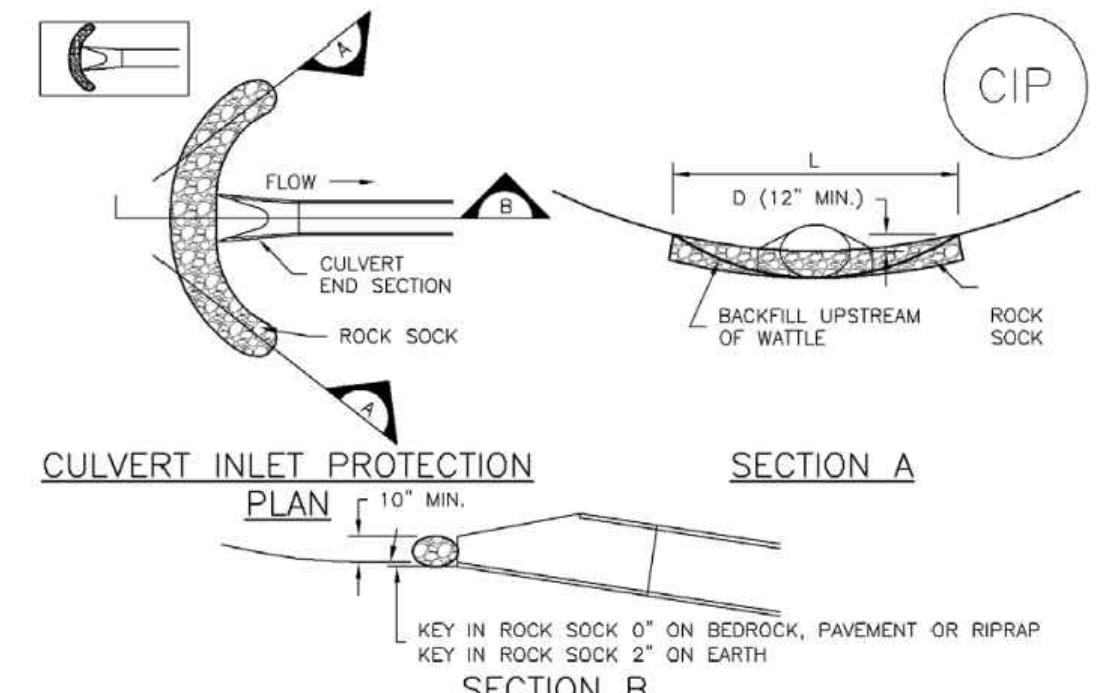
GH-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF) SC-1



November 2010 Urban Drainage and Flood Control District SF-3
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6

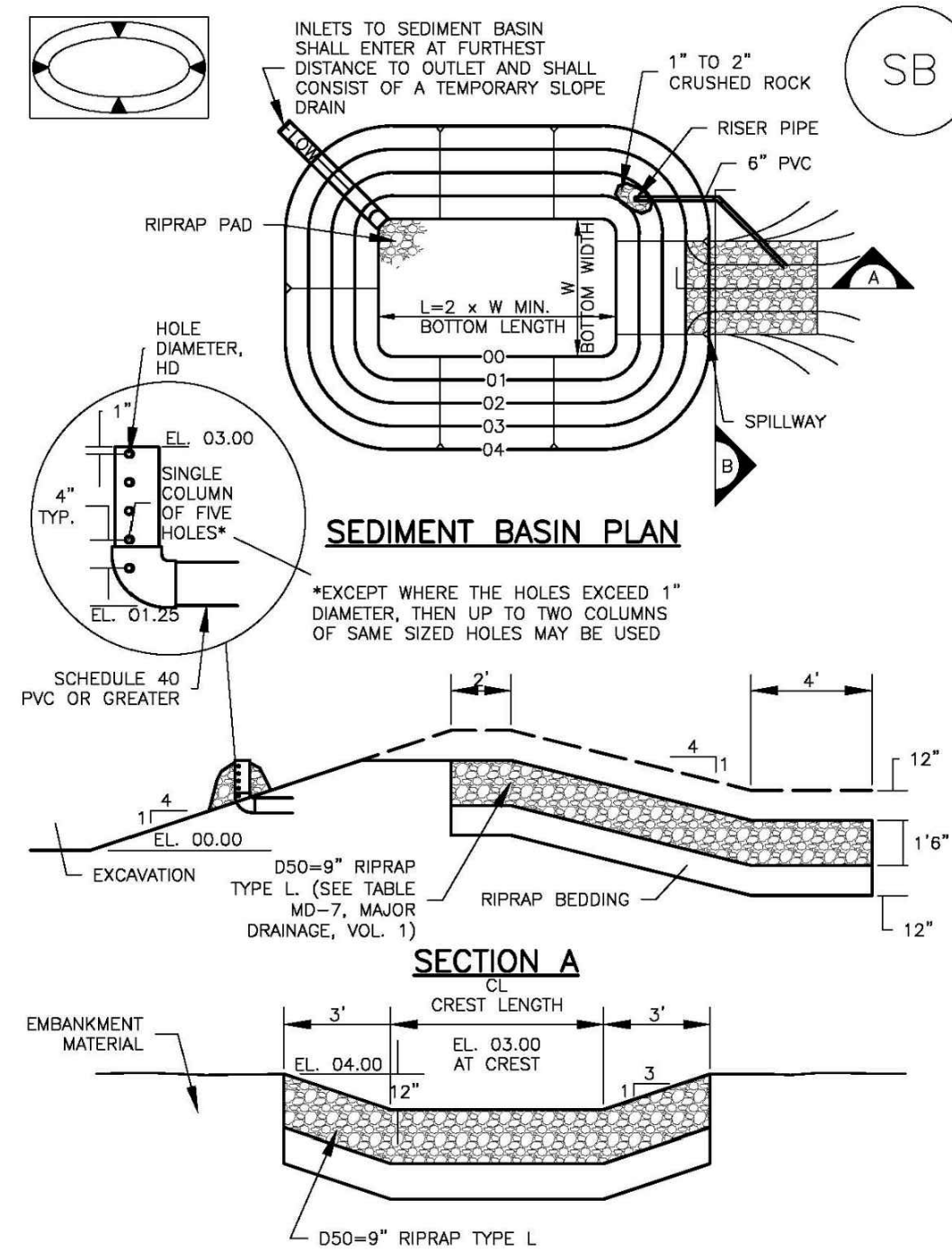


CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.
CULVERT INLET PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.

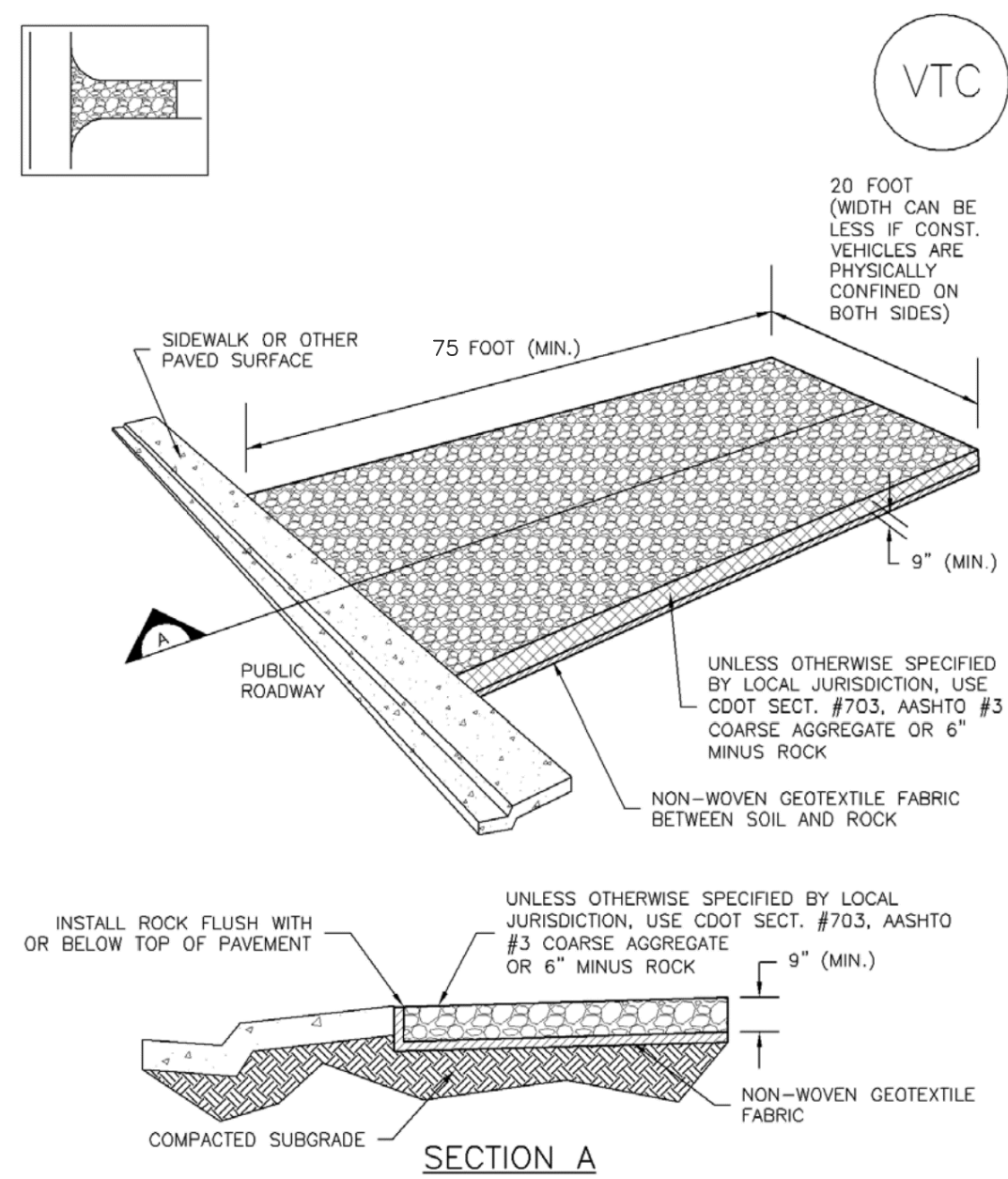
August 2013 Urban Drainage and Flood Control District IP-7
Urban Storm Drainage Criteria Manual Volume 3

Sediment Basin (SB) SC-7



August 2013 Urban Drainage and Flood Control District SB-5
Urban Storm Drainage Criteria Manual Volume 3

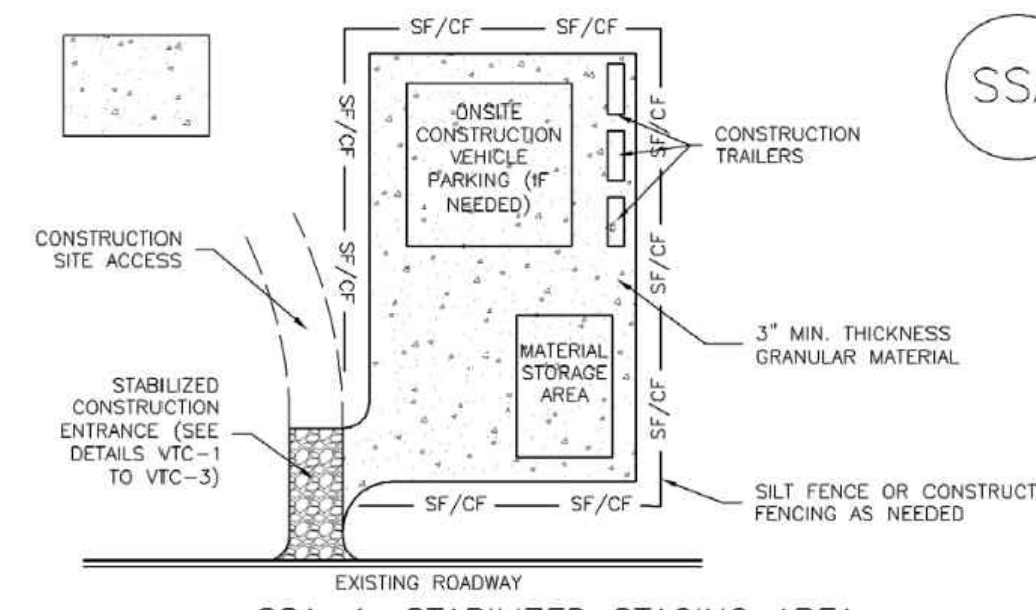
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S).
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING AS NEEDED.

November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

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GRADING & EROSION CONTROL PLAN, DETAILS 2

SHEET DT 10

